126.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	681,200 / 681,200
					USE VALUE:	681,200 / 681,200
					ASSESSED:	681,200 / 681,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TIERNEY JOHN ETAL / TRUSTEES
Owner 2:	R&M TIERNEY IRREVOCABLE TRUST
Owner 3:	
Street 1:	26 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TIERNEY RICHARD D & MARY F -
Owner 2:	-
Street 1:	26 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,520 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1913, having primarily Asbestos Exterior and 1537 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5520.000	268,400	2,900	409,900	681,200
Total Card	0.127	268,400	2,900	409,900	681,200
Total Parcel	0.127	268,400	2,900	409,900	681,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.26 | /Parcel: 443.2

Legal Description

User Acct 81164

GIS Ref

GIS Ref

Insp Date 11/29/17

Entered Lot Size

Total Land:

Land Unit Type:

!9767!

PREVIOUS ASSESSMENT

Parcel ID 126.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	268,600	2900	5,520.	409,900	681,400	681,400	Year End Roll	12/18/2019
2019	101	FV	214,300	3000	5,520.	409,900	627,200	627,200	Year End Roll	1/3/2019
2018	101	FV	214,300	2100	5,520.	363,100	579,500	579,500	Year End Roll	12/20/2017
2017	101	FV	214,300	2100	5,520.	304,500	520,900	520,900	Year End Roll	1/3/2017
2016	101	FV	214,300	2100	5,520.	304,500	520,900	520,900	Year End	1/4/2016
2015	101	FV	202,800	2100	5,520.	263,500	468,400	468,400	Year End Roll	12/11/2014
2014	101	FV	202,800	2100	5,520.	254,700	459,600	459,600	Year End Roll	12/16/2013
2013	101	FV	202,800	2100	5,520.	242,400	447,300	447,300		12/13/2012

PRINT

Date	Time
12/11/20	00:11:26

LAST REV

Date	Time
04/24/19	11:32:54

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9767

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TIERNEY RICHARD	72296-580		3/5/2019	Convenience	1	No	No		
	12105-424		10/15/1971		24,000	No	No		N

USER DEFINED

Prior Id # 1:	81164
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/1995	240		2,500					REP/WDK ADD 6 FT

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	Info At Door	HS	Hanne S
12/22/2008	Measured	163	PATRIOT
11/17/1999	Mailer Sent		
11/4/1999	Measured	263	PATRIOT
9/11/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5520		Sq. Ft.	Site		0	70.	1.06	8									409,920						409,900	

Total AC/HA: 0.12672 | Total SF/SM: 5520 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 409,920 | Spl Credit | Total: 409,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1913	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33323789
Const Adj.:	0.97640771
Adj $ / SQ:	169.232
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	388954
Depreciation:	120576
Depreciated Total:	268378

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

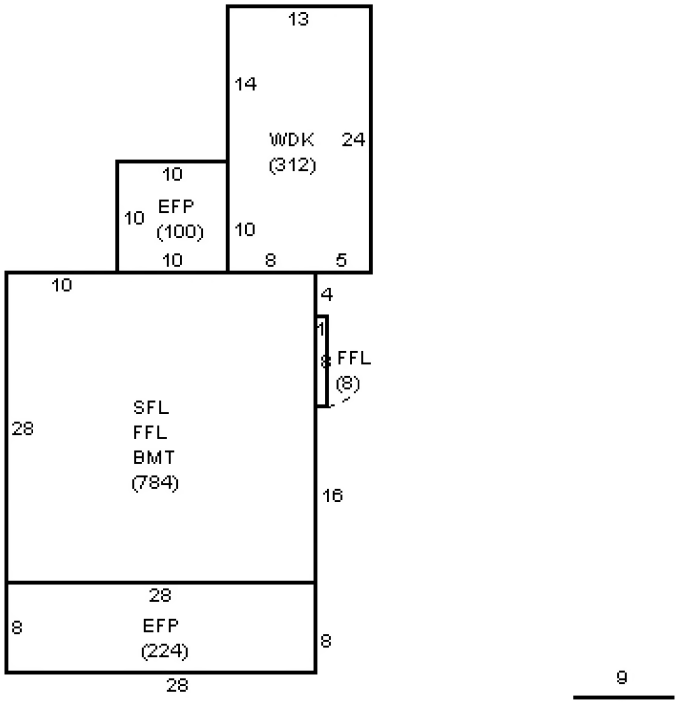
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	169.23
Special Features:	0	Val/Su Net:	90.77
Final Total:	268400	Val/Su SzAd	174.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	792	169.230	134,032
BMT	Basement	784	50.770	39,803
SFL	Second Floor	745	169.230	126,044
EFP	Enclos Porch	324	34.790	11,271
WDK	Deck	312	8.990	2,804

Net Sketched Area:	2,957	Total:	313,954
Size Ad	1536.7999	Gross Are	2996	FinArea	1537
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

126.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	PR	1913	26.57	T	64	101			2,100			2,100
19	Patio	D	Y	1	12X22	A	AV	2000	3.67	T	15.2	101			800			800

More:	N	Total Yard Items:	2,900	Total Special Featues:		Total:	2,900

IMAGE

AssessPro Patriot Properties, Inc